

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, March 12, 2015
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the special meeting of February 25, 2015.
- III. Public Hearings
 - A. **Hearing, Case 2015-05:** Request for a Special Use Permit to allow a crematory in a B-4, General Business district at 773 E. Apple Ave, by Sytsema Properties, LLC.
- IV. New Business
- V. Old Business
 - A. **Hearing, Case 2015-03:** Request for final Planned Unit Development approval for a multi-family housing development at 30 E Clay Ave, 4 W Clay Ave and 48 E Western Ave, by General Capital Group.
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Marie Cummings, City Clerk
933 Terrace Street
Muskegon, MI 49440
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

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STAFF REPORT
March 12, 2015

Hearing, Case 2015-05: Request for a Special Use Permit to allow a crematory in a B-4, General Business district at 773 E. Apple Ave, by Sytsema Properties, LLC.

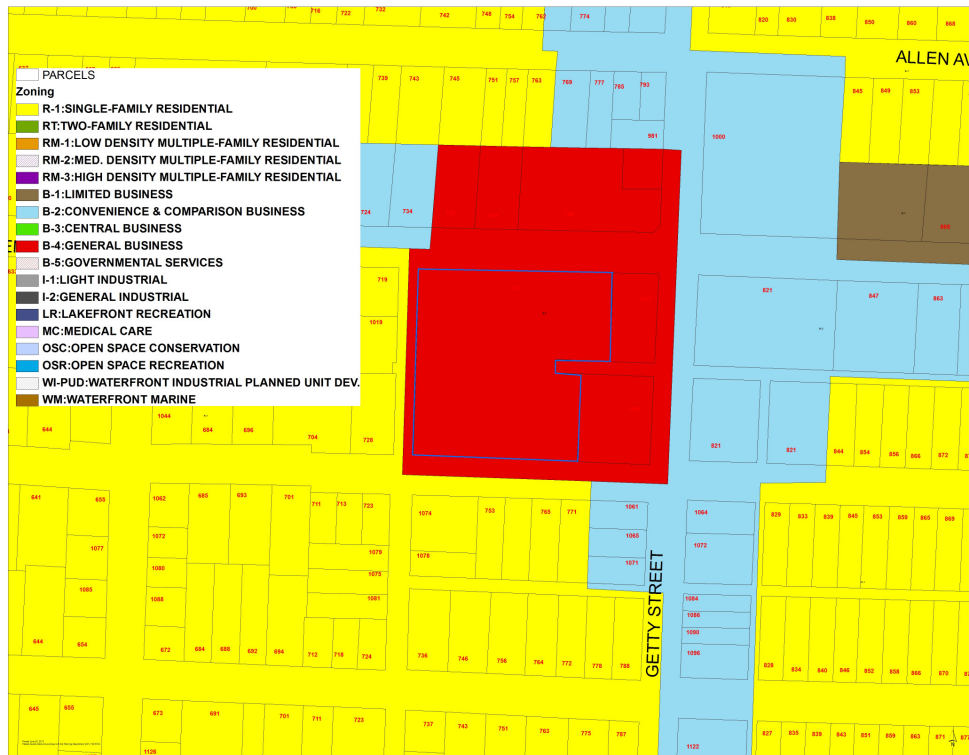
STAFF OBSERVATIONS

1. Crematories are allowed as a Special Land Use in B-4, General Business Districts.
2. There are two buildings on this parcel. The crematory would be installed at 773 E Apple, the building to the east on the property.
3. The nearest residential unit to this building is about 150 feet away. Please see the notification map on the following pages to see how many properties are within 300 feet of the property.
4. The applicant is proposing to use a Faculative model of crematory and will present information on the unit at the meeting.
5. Notice was sent to properties within 300 feet of the property. At the time of this writing, staff did not receive any calls regarding the notice.

773 E Apple Ave



Zoning Map



Aerial Map



Properties within 300 feet



DELIBERATION

Standards for Special Uses [derived from Section 2332]

Emphasis provided

Prior to authorization of any Special Land Use, the Planning Commission shall:

Give due regard to the nature of all adjacent uses and structures and the consistency with the adjacent use and development.

Find that the proposed use or activity would not be offensive, or a nuisance, by reason of increased traffic, noise, vibration, or light.

Adequate water and sewer infrastructure exists or will be constructed to service the Special Land Use or activity.

The proposed site plan complies with section 2330 of the ordinance and has:

- a. proper ingress and egress
- b. sufficient parking areas, streets, roads and alleys
- c. screening walls and/or fences
- d. adequate fire and police protection
- e. provisions for disposal of surface water run-off, sanitary sewage
- f. adequate traffic control and maintenance services
- g. preserves property values to related or adjoining properties.

MOTION FOR CONSIDERATION

I move that the special land use permit, per Section 2203 of Article XXII of the Zoning Ordinance, to allow a crematory at 737 E Apple Ave, in a B-4, General Business district, by Sytsema Properties, LLC be (approved/denied/tabled), based on (compliance/lack of compliance) with the City's Master Land Use Plan and conditions set forth in Section 2203 of the City of Muskegon Zoning Ordinance (based on the following conditions--only if approved):

Hearing, Case 2015-03: Request for final Planned Unit Development approval for a multi-family housing development at 30 E Clay Ave, 4 W Clay Ave and 48 E Western Ave, by General Capital Group.

Staff is still awaiting revised plans for this project.